Davidson County DEEDWARR
Recvd: 02/27/02 16:12 6pgs
Fees:33.00 Taxes:1295.00
20020227-0025268

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2002.

Notary Public

My Commission Expires:

Address New Owner As Follows:
Edward C. Anderson, Jr.
2010 8th Avenue South
Nashville, TN 37204

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
Map 105-10
Parcel 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY DEAN LOSER PEEBLES, MARGY ANN LOSER GASS, JOSEPH CARLTON LOSER, JR., WILLIAM E. GUPTON, III, ANN GAYLE GUPTON HALL, HENRY LEWIS GUPTON, CHARLENE GUPTON BARKSDALE and KATHRYN GUPTON YOUNG,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDWARD C. ANDERSON, JR.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee as follows: Being Lot No. 102 in the Waverly Land Company's subdivision of lots now in the Sixteenth Ward of the City of Nashville, Tennessee, said Lot No. 102 fronts 160 feet on the west side of the Franklin Pike, which is now known as Eighth Avenue South, and runs back between parallel lines 200 feet, more or less, to a 15 foot alley in the rear. Said property is bounded on the south by the property of Bruce

Douglas. For a plan of said property reference is here made to Book No. 57, page 95, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Gupton and J. E. Skinner by Janie H. Morris and husband, T. H. Morris, by deed of record in Book 444, page 376, Register's Office for Davidson County, Tennessee, the interest of J. E. Skinner having been conveyed to William Gupton by deed of record in Book 454, page 290, Register's Office for Davidson County, Tennessee. The said William Gupton died testate on August 12, 1957, and pursuant to Second Codicil to Last Will and Testament of William Gupton of record in Will Book 70, page 52, Probate Court for Davidson County, Tennessee, the subject property was devised, for and during their natural lives, share and share alike, to the three children of William Gupton, the same being William E. Gupton, Pearl Dean Gupton Loser and Henry A. Gupton, and at the death of all three of them, the remainder interest descended to the children of said life tenants per capita, share and share alike, in fee simple absolute. On death of a life tenant prior to termination of the life estate without issue, the interest of the deceased life tenant vested in the surviving life tenants. The remainder interest of any grandchildren of William Gupton who died before expiration of the life estate passed to the heirs at law of such deceased grandchildren. Of the children of William Gupton who were life tenants, Henry A. Gupton died first without issue, William E. Gupton died second leaving two children, William E. Gupton, Jr. and Gayle Lewis Gupton as remaindermen, both of whom died prior to termination of the life estate. The life estate terminated on the death of Pearl Dean Gupton Loser on May 19, 1997. Pearl Dean Gupton Loser left three children, who are remaindermen, Dorothy Dean Loser Peebles, Margy Ann Loser Gass and Joseph Carlton Loser, Jr., all of who survive. Accordingly, on termination of the life estate the property was vested in Dorothy Dean Loser Peebles, Margy Ann Loser Gass, Joseph Carlton Loser, Jr., the heirs at law of William E. Gupton, Jr. and the heirs at law of Gayle Lewis Gupton, each as to a one fifth (1/5th) undivided interest. The heirs at law of William E. Gupton, Jr. are William E. Gupton, III, Ann Gayle Gupton Hall and Henry Lewis Gupton. The heirs at law of Gayle Lewis Gupton are his widow, Jane C. Gupton and two daughters, Charlene Gupton Barksdale and Kathryn Gupton Young. Jane C. Gupton has quitclaimed her interest in the property to her daughters, Charlene Gupton Barksdale and Kathryn Gupton Young in equal shares by Quitclaim Deed of record as Instrument No. 20020227 00025267, Register's Office for Davidson County, Tennessee. Accordingly, the owners of the subject property are, Dorothy Dean Loser Peebles, as to a one fifth (1/5th) undivided interest, Margy Ann Loser Gass, as to a one fifth (1/5th) undivided interest, Joseph Carlton Loser, Jr., as to a one fifth (1/5th) undivided interest, William E. Gupton, III, as to a one fifteenth (1/15th) undivided interest Ann Gayle Gupton Hall, as to a one fifteenth (1/15th) undivided interest, Henry Lewis Gupton, as to a one fifteenth (1/15th) undivided interest, Charlene Gupton Barksdale, as to a one tenth (1/10th) undivided interest and Kathryn Gupton Young, as to a one tenth (1/10th) undivided interest.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the usual place of residence of the Grantors or their spouses.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.
2. Renewal Lease for outdoor advertising structure with The Lamar Companies. Grantors hereby assign said Lease to Grantee and Grantee by acceptance of delivery of this instrument assumes said Lease from and after the date hereof and agrees to perform the obligations of Lessor hereunder, and to indemnify Grantors from liability and loss thereunder from and after the date hereof.
3. Any existing building restrictions, zoning ordinances and/or recorded easements, and such state of facts as a survey of the property would disclose.

This is improved property known as 2015 8th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 27th day of February, 2002.

Dorothy Dean Loser Peebles

BY: _____
Joseph Carlton Loser, Jr., Attorney in Fact

Margy Ann Loser Gass

BY: _____
Joseph Carlton Loser, Jr., Attorney in Fact

_____
Joseph Carlton Loser, Jr.

William E. Gupton III

BY: _____
Ann Gayle Gupton Hall, Attorney in Fact

Ann Gayle Gupton Hall

Henry Lewis Gupton

BY: _____
Ann Gayle Gupton Hall, Attorney in Fact

Charlene Gupton Barksdale

Kathryn Gupton Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH CARLTON LOSER, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY IN FACT OF DOROTHY DEAN LOSER PEEBLES**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH CARLTON LOSER, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY IN FACT OF MARGY ANN LOSER GASS**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH CARLTON LOSER, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN GAYLE GUPTON HALL,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY IN FACT OF WILLIAM E. GUPTON, III,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN GAYLE GUPTON HALL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN GAYLE GUPTON HALL,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY IN FACT OF HENRY LEWIS GUPTON,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLENE GUPTON BARKSDALE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN GUPTON YOUNG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2002.

Notary Public

My Commission Expires: 3/29/03